

## \$315,000 - 12318 106 Street, Edmonton

MLS® #E4451631

**\$315,000**

2 Bedroom, 1.00 Bathroom, 741 sqft

Single Family on 0.00 Acres

Westwood (Edmonton), Edmonton, AB

This exceptional lot in Westwood, measuring 44x150 ft, presents a unique opportunity for investors and first-time homebuyers alike. The bungalow, with several upgrades including a modern kitchen (2011) with white cabinetry, new shingles (2021), and enhanced insulation, is a canvas awaiting your personal touch. The open-concept layout seamlessly connects the kitchen and living area, featuring a large picture window that invites ample natural light. With two bedrooms and a four-piece bathroom, this property offers a comfortable living space, while the unfinished basement provides additional potential. The west-facing yard, adorned with mature trees, includes an oversized double detached garage. Conveniently located near NAIT, McEwan University, and a variety of amenities, this property is well-positioned for both immediate enjoyment and future growth.

Built in 1948

### Essential Information

MLS® #	E4451631
Price	\$315,000
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	741



Acres	0.00
Year Built	1948
Type	Single Family
Sub-Type	Detached Single Family
Style	Bungalow
Status	Active

### Community Information

Address	12318 106 Street
Area	Edmonton
Subdivision	Westwood (Edmonton)
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2S2

### Amenities

Amenities	Insulation-Upgraded, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Double Garage Detached

### Interior

Appliances	Dishwasher-Built-In, Dryer, Oven-Built-In, Refrigerator, Storage Shed, Stove-Countertop Gas, Stove-Electric, Window Coverings, Washers-Two
Heating	Forced Air-1, Natural Gas
Stories	1
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior	Wood, Vinyl
Exterior Features	Fenced, Playground Nearby, Public Swimming Pool, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

### School Information

Elementary	St Gerard
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Middle	Killarney
High	Victoria School of Arts

### **Additional Information**

Date Listed	August 7th, 2025
Days on Market	1
Zoning	Zone 08

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